

**RESOLUTION NO. PC 2022-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING THE PUEBLO VIEJO VILLAS SIGN PROGRAM AT 1279 6<sup>th</sup> STREET IN THE CG-PD (GENERAL COMMERCIAL-PLANNED DEVELOPMENT) ZONE (APN 779-080-020); 6<sup>th</sup> & CESAR CHAVEZ CIC, LP, APPLICANT.**

**WHEREAS**, 6<sup>th</sup> & Cesar Chavez CIC, LP filed an application for the Pueblo Viejo Villas Sign Program to provide comprehensive design standard to assure consistency with quality, color, size, placement and configuration for signage for the mixed-use development “Pueblo Viejo Villas” located at 1279 6<sup>th</sup> Street; Assessor’s Parcel No. 779-080-020 (“Project”); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on the Pueblo Viejo Villas Sign Program at the City Council Chambers, 1515 Sixth Street, Coachella, California regarding the proposed Project; and,

**WHEREAS**, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

**WHEREAS**, the proposed sign program is necessary or desirable for the development of the community, is consistent with the objectives of the City’s General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

**WHEREAS**, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

**Section 1.**     Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

**Section 2.**     CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Accessory Structures-On premise signs” project (CEQA Guidelines, Section 15311)

and the use finding sign program would not have a significant environmental impact on the environment.

### **Section 3. Sign Program Findings**

1. The proposed project is consistent with the goals, objectives, policies, and implementation measures of the adopted Coachella General Plan 2035. The site has a General Commercial-Planned Development land use designation that allows for the mixed used development “Pueblo Viejo Villas” where the proposed sign program will be utilized. The proposed sign program for a newly constructed mixed use developments on the site are in keeping with the policies of the General Commercial-Planned Development land use classification and the Project is internally consistent with other General Plan policies which encourage mixed use developments. The proposed sign program is associated with a previously approved project AR No. 19-08 for the construction of Pueblo Viejo Villas and Transit Hub. The Pueblo Viejo Villas is a newly constructed three-story mixed-use building consisting of 105 apartment unties, and four 3,000 square feet of leasable commercial tenant space on the ground floor.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The sign program is consistent with the General Commercial-Planned Development zoning standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed sign program establishes design criteria for the orderly placement of signs.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The sign program was evaluated with compatibility with surrounding development and according the sign standards in the City of Coachella Zoning Ordinance.
5. The City of Coachella has determined the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Accessory Structures-On premise signs” project (CEQA Guidelines, Section 15311) and the use finding sign program would not have a significant environmental impact on the environment.

### **Section 4. Planning Commission Approval**

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Pueblo Viejo Villas Sign Program as set forth in “Exhibit A.”

**PASSED APPROVED and ADOPTED** this 20<sup>th</sup> day of April 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Stephanie Virgen  
Planning Commission Chairperson

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney